

Region 3

Division of Realty Annual Report

Funding Sources

The funded acquisitions described in this report utilized monies from the following sources: the Migratory Bird Conservation Fund (MBCF); the Land and Water Conservation Fund (LWCF); Emergency/Hardship account of the LWCF; the Inholding account of the LWCF; Endangered Species funding; contributed funds; and North American Wetlands Conservation Act (NAWCA) funds.

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U.S. Fish and Wildlife Service

Realty's Overall Accomplishments

The Fiscal Year 2008 Report of Lands Under Control of the U.S. Fish and Wildlife Service will report that the Region 3 Division of Realty protected 6,445.06 acres of land with a value of \$9,400,050. These values represent a snapshot of the properties where the United States received title or the Service received administrative jurisdiction.

The purpose of this regional annual report is to provide the "big picture" - to describe the entire workload of the Region 3 Division of Realty, including lands optioned, obligated, and acquired, together with all realty-related support activities.

In general, the land acquisition process is comprised of the following steps: initiation, negotiation, option, title

curative, funding, processing, and closing. There are also unique cases such as Federal-to-Federal land transfers and land donations that involve a variation of the above general steps. The land acquisition process may involve either current fiscal year cases, or multi-year cases. Current fiscal year cases start and finish in the same fiscal year. Multi-year cases start and finish in separate fiscal years.

Options Summary

Multi-Year Options (2007-2008)

The Division of Realty processed, accepted, and closed six options funded in FY 2007 and closed in FY 2008.

In addition, the Division processed, accepted, and closed 13 tracts which were optioned in FY 2007 and funded in FY 2008.

Current Fiscal Year Options

During FY 2008 the Division successfully

negotiated 83 new signed options for the acquisition of fee and less-than-fee interests. Of these 83 new cases, 59 of them were obligated in FY 2008.

Multi-Year Options (2008-2009)

Of the 83 new options negotiated in FY 2008, the Division of Realty will carry 23 of the options into FY 2009.



Credit: Conservation Planning Image Library

Funding Summary

Fiscal Year 2007 Carryover

Realty staff processed and closed six options which were funded in FY 2007 and carried over into FY 2008. This represents the protection of 728 acres of habitat at a cost of \$341,912.

this, one transfer from the Department of the Army, one transfer by Public Order, one Legislated transfer from EPA, one Cooperative Agreement at Detroit River International Wildlife Refuge (IWR), and one donation at Detroit River IWR were accepted and added to the Refuge System.

It includes the processing and acceptance of six land donations protecting 396 acres of habitat and three easement donations, protecting 1,085 acres.

Fiscal Year 2008 Carryover

Twenty-three tracts were optioned in FY 2008 which will be funded in FY 2009. These tracts will eventually protect 1,915.08 acres of habitat at a cost of \$2,885,200.

Fiscal Year 2008

The Division of Realty staff obligated FY 2008 funds on 72 tracts (13 tracts optioned in FY 2007 and 59 tracts optioned in FY 2008). In addition to

This represents the protection of 11,395 total acres of habitat at a cost of \$11,170,968.

In Summary

In summary, the total combined efforts of the Division of Realty in Fiscal Year 2008 resulted in signed options and obligations of 100 tracts, protecting a total of 14,727 acres of habitat at a cost of \$11,204,968.



Mulry Habitat Easement, Mahnomon County
Waterfowl Production Area
Credit: Tom Stockinger, USFWS



Plum Island Donation, Green Bay NWR
Credit: Ross Grimwood, USFWS

The total combined efforts of the Division of Realty in Fiscal Year 2008 resulted in signed options and obligations of 100 tracts, protecting a total of 14,727 acres of habitat...



Wood Duck
Credit: Conservation Planning Image Library

The remainder of this report will address the level of effort for FY2008 obligations.

“The Rest of the Story”

Waterfowl Production Areas

Realty staff negotiated, processed, and accepted 40 transactions at 16 projects in the Small Wetlands Acquisition Program in Iowa, Michigan, Minnesota, and Wisconsin. In Iowa, the Service’s Waterfowl Production Area land acquisition effort was assisted by the Land Management and Acquisition Bureau of the Iowa Department of Natural Resources.

The breakdown for these acquisition efforts is given as follows:
Migratory Bird Conservation Fund (MBCF)
 Allocations from the MBCF enabled the Division of Realty staff to negotiate, process, and accept 40 transactions at 16 wetland projects involving the protection of 2,794.38 acres (1,645.17 acres of fee acquisitions, 266.85 acres of wetland

easements, 31.67 acres of flowage easements, 60.00 acres of miscellaneous easements, and 790.69 acres of habitat easements). The total obligated land cost to the United States for these acquisition efforts was \$7,458,568. These land costs include \$99,168 for trust fund payments to counties and \$104,400 for administrative overpayments to the landowner.



Irle Fee Acquisition, St. Croix Waterfowl Production Area, Wisconsin
 Credit: Michael Augustyn

National Wildlife Refuges

In the Refuge Acquisition Program Realty Land Acquisition staff negotiated, processed, and accepted 21 transactions at 11 projects resulting in the protection of 6,493.09 acres of habitat. The total obligated land cost to the United States for these acquisition efforts was \$3,712,400. A narrative breakdown for these acquisition efforts is given as follows:

Land and Water Conservation Fund

The Land and Water Conservation Fund enabled the Realty staff to process a total of 14 transactions at 9 projects involving the protection of 726 acres. The total land cost of these acquisition efforts was \$1,976,611.

Emergency/Hardship Fund
 Emergency/Hardship funding from the LWCF enabled the Division of Realty to supplement funding on one transaction involving the protection of 46 acres. The total amount of emergency/hardship funds utilized was \$164,906.

Inholding Fund

Inholding funding from the Washington Office enabled Realty staff to fund or supplement funding on a total of five transactions at three projects involving the protection of 149 acres. The total amount of inholding funds used was \$177,732.

Endangered Species

An allocation from Endangered Species funds enabled the Division of Realty to supplement funding on one acquisition in the

Driftless Area NWR to acquire a total of 6.39 acres at a cost of \$19,000.

Migratory Bird Conservation Commission (MBCC)

MBCC funding of \$1,000,000 was utilized to supplement funding on one tract at the Glacial Ridge National Wildlife Refuge, protecting 5,121.50 acres of land.

NAWCA/Contributed Funds

At Patoka River NWR, funding from Ducks Unlimited (DU) enabled the Division of Realty to acquire an important tract of land. The \$34,000 funding from DU was leveraged with LWCF funding resulting in the protection of 40 acres total.

A NAWCA grant was utilized at Big Muddy NFWR to supplement funding on one tract. The \$89,353.54 grant

helped to protect 49 acres of habitat.

Contributed Funds of \$121,912 supplemented LWCF funding on one tract at Neal Smith NWR, protecting 33.87 acres of a larger 196.70 acre tract.

Funds from the Land Utilization Project of the State of Minnesota funded the acquisition of two tracts at Beltrami Wetland Management Area. The acquisitions helped to protect 320 acres at a total cost of \$32,000.

Miscellaneous Acquisitions

In addition to funded acquisitions, the Division of Realty acquired land on projects which did not involve obligated dollars, but which added acreage to the Refuge System.

Donations

In FY'08, Realty staff negotiated, processed, and accepted six fee and



Realty Staff at Aldo Leopold Shack
Credit: Ross Grimwood, USFWS

three easement donations of land at eight projects which resulted in the protection of 1,481.34 acres.

Cooperative Agreement

A Cooperative Agreement between the United States and The Consumer Energy Company resulted in the protection of 48.70 acres of habitat. The Service will be responsible for managing this land at the Detroit River IWR.

Transfers

A transfer of property by the Department of the Army at the Lost Mound Unit of the Upper Mississippi National Wildlife and Fish Refuge in Illinois resulted in 205.56 acres of habitat being added to the refuge at no cost to the Service. In addition, 328.70 acres at Plum and Pilot Islands at

Green Bay National Wildlife Refuge were transferred to USFWS ownership by Public Land Order. One Legislated Transfer from EPA on the former Nike Missile site added 40.53 acres to the Refuge system.

Exchanges

An equal exchange of 0.39 acres at Big Muddy NFWR enabled management to utilize a needed parcel with no money involved by exchanging it with an equal value parcel.



Plum Creek Bay Donation

In July, 125.74 acres on Plum Creek Bay were donated to the Detroit River International Wildlife Refuge by the County of Monroe, Michigan. Congressman John Dingell invited Secretary of the Interior Dirk Kempthorne to visit and participate in the deed signing ceremony on July 26, 2008. According to John Hartig, Refuge Manager at Detroit River IWR, the Secretary's visit at Monroe County Community College "was truly a community event." In addition to Secretary Kempthorne and Congressman Dingell, others in attendance were: Congresswoman Marcy Kaptur (OH), Michigan Lt. Governor John Cherry, Michigan DNR Director

Rebecca Humphries, and many local elected officials and supporters. Claudia Wondra, Realty Specialist, worked on the fast track, getting the title issues resolved and the tract accepted in time for the signing ceremony. Over 100 persons

were in attendance. In the words of John Hartig, "It was obvious that Monroe County officials were very pleased to have the first ever visit from a Cabinet member. The event clearly generated good will and was a major source of community pride for all Monroe County residents in attendance. In my opinion it helped further build momentum for the refuge."



Bottom photo: Secretary Kempthorne accepting donation of Plum Creek Bay property (top photo) from Monroe County officials. Credit: John Hartig, USFWS

Additional Realty Accomplishments

Fiscal Year 2008

Minnesota Land Exchange Board

Realty staff requested and received approval on all 38 tracts presented to the Minnesota Land Exchange Board in FY 2008.

Migratory Bird Conservation Commission

In 2008, the Migratory Bird Conservation Commission approved \$4 million to purchase more than 18,000 acres of prairie wetland and associated grassland habitat for the Glacial Ridge National Wildlife Refuge in northwestern Minnesota. This is one of the largest purchases in history using dollars generated from Federal Duck Stamp sales and import duties on firearms and ammunition.

Right-of-Way Permits

Realty staff completed the processing of six right-of-way permits which provided the authority for highway, utility, and access projects across lands of the National Wildlife Refuge System and Waterfowl Production Areas. Three additional right-of-way permit cases are in progress.

Land Record Card System

The Division of Realty completed the review and updating of the 154 unit cards of the Land Record System. All summary,

acreage summary, revenue sharing, funding and land tract record cards were reviewed and revised to incorporate all of the FY 2008 land acquisitions. A new unit, Mower County Waterfowl Production Area, located in Minnesota, was added to the card record system, bringing the total number of unit cards to 156.

Land Record System (LRS)

Realty Management staff completed the review and updating of all FY 2008 land acquisition records in the LRS database.

Refuge Revenue Sharing

For FY 2008, a total of \$3,077,979 on 890,131 acres was paid to 285 units of local government for their FY 2007 payments. This year the 285 payments resulted in a 100% EFT payment rate. The payment process includes cross-referencing between revenue sharing cards and the USFWS Payments to Counties Report. A final update was made to the report prior to notification and payment to payees. Notice was sent to Refuge, Wetland District, and Hatchery project leaders with a list of payees, amount paid and acres.

Records Maintenance

For quality control purposes, the Realty Management Branch reviewed 180 case files (relocation, real property inventory, and land acquisition case files). The complete case files were microfilmed. The final microfiche was properly filed and the official case file mailed to the appropriate field station.

Survey and Maps

The Branch of Surveys and maps performed 40 boundary surveys for land acquisition and management purposes and 90 legal description reviews. The Branch also responded to 231 requests for maps and plats in support of the land acquisition program and other special purpose needs on Regional and National projects.

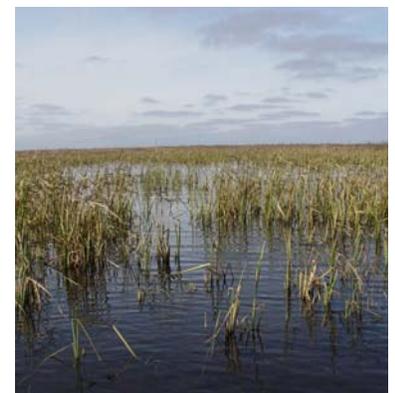
Building Disposals

The Realty Management Branch processed 20 Reports of Survey for removal of 24 buildings from the Refuge System in FY'08. The approved Reports of Survey also included removal of two roads, nine water control structures, and two fences.



Aldo Leopold's Shack
Credit: Ross Grimwood

In 2008, the Migratory Bird Conservation Commission approved \$4 million to purchase more than 18,000 acres of prairie wetland and associated grassland habitat for the Glacial Ridge National Wildlife Refuge in northwestern Minnesota.



Wetland at Glacial Ridge NWR
Credit: Conservation Planning Image Library

**U.S. Department of Interior
Fish and Wildlife Service**

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About Our Division...

The Region 3 Division of Realty is proud to serve the Midwest Region of the U.S. Fish and Wildlife Service. We perform the realty functions for nine states: Illinois, Indiana, Iowa, Michigan, Minnesota, Missouri, Ohio, and Wisconsin. We also handle realty related matters for Boyer Chute NWR in Nebraska.



**Realty Coordination Meeting
May 2008
Aldo Leopold Foundation
Baraboo, Wisconsin**

Transitions...

Fiscal Year 2008 was a year of change for the Region 3 Division of Realty. The retirements of Senior Realty Specialists, John Connors and Judy West, meant losing a wealth of institutional knowledge. We continue to feel their absence. On the

flip side, we were fortunate to bring into our family, Realty Specialist Steve Muyskens. Steve comes with a large background in Realty matters and was able to “hit the ground running”. In addition to that, three trainee Realty Specialist

positions were filled: Lisa Ruminsky in the Regional Office, and Cheri Kromann and Lynn Sebek in the Fergus Falls Wetland Acquisition Office. The new specialists will receive mentoring from senior realty staff.

50 Years of Small Wetland Acquisitions

In 2008, the Small Wetland Acquisition Program celebrated 50 years of protecting habitat. Since 1958, the Service has successfully conserved nearly 3 million acres of wetlands and grasslands in the Prairie Pothole Region of the upper Midwestern United States through the Small Wetlands Program, with

tremendous benefits to migratory birds, wildlife, and the environment. By raising awareness of this vital program and increasing public understanding and support, we hope to continue our proud legacy of conserving this critical prairie habitat for another 50 years and beyond.



Negotiating easements-the early days
Credit: NCTC Image Library

**FY 2008 Summary Table
Dollars Obligated and Acres Acquired**

Source	Acres Protected	FY 2008 Obligation
Waterfowl Production Areas		
<i>Migratory Bird Conservation Fund</i>		
Fee Purchase (13)	1,645.17	\$6,066,300.00
Trust Fund Payments to Counties	0	\$99,168.000
Administrative Overpayments	0	\$104,400.000
Habitat Easements (8)	790.69	\$906,150.00
Flowage Easements (6)	31.67	\$13,925.00
Wetland Easements (11)	266.85	\$261,125.00
Miscellaneous Easements (2)	60.00	\$7,500.00
<i>Total MBCF</i>	<i>2,794.38</i>	<i>\$7,458,568.00</i>
Subtotal for Waterfowl Production Areas	2,794.38	\$7,458,568.00
National Wildlife Refuges		
<i>LWCF (8422)</i>	<i>725.87</i>	<i>\$1,976,610.68</i>
<i>LWCF Inholding Fund (8452)</i>	<i>148.66</i>	<i>\$177,732.00</i>
<i>LWCF Emergency/Hardship Fund (8453)</i>	<i>45.80</i>	<i>\$164,906.00</i>
<i>MBCF</i>	<i>5,121.50</i>	<i>\$1,000,000.00</i>
<i>NAWCA & Contributed Funds</i>	<i>402.56</i>	<i>\$243,265.54</i>
<i>LWCF (8412)</i>	<i>42.31</i>	<i>\$132,477.78</i>
<i>Endangered Species Funds (8442)</i>	<i>6.39</i>	<i>\$17,408.00</i>
Subtotal for National Wildlife Refuges	6,493.09	\$3,712,400.00
Miscellaneous Acquisitions		
Fee Donations (6)	396.24	\$0
Easement Donations (3)	1,085.10	\$0
Cooperative Agreements (1)	48.70	\$0
Exchanges (Acquired)	0.39	\$0
Exchanges (Divested)	-0.39	\$0
Transfers (3)	576.79	\$0
Subtotal for Miscellaneous Acquisitions	2,106.83	\$0
Total for FY 2008 Obligations	11,394.3	\$11,170,968.00
FY 2008 Options carried into FY 2009		
Fee Options (7)	740.72	\$1,999,250.00
Habitat Easements (5)	778.80	\$721,375.00
Wetland Easements (5)	293.31	\$164,575.00
Exchanges (Acquired)	2.27	0
Exchanges (Divestiture)	.88	0
Donations (2 Fee and 1 Easement)	99.10	0
Total Carryover 2008	1,915.08	\$2,885,200.00

NOTES